071.0	0001	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,020,000	/	1,020,000
USE VALUE:	1,020,000	/	1,020,000
ASSESSED:	1,020,000	/	1,020,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAVLAKIAN SAHAG
Owner 2:	KAVLAKIAN SARKIS
Owner 3:	
Street 1:	82 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EIGHTY-TWO BEVERLY ROAD LLC -
Owner 2:	-
Street 1:	82 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,679 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1956, having primarily Brick Veneer Exterior and 2638 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11679.000	479,800	900	539,300	1,020,000
Total Card	0.268	479,800	900	539,300	1,020,000
Total Parcel	0.268	479,800	900	539,300	1,020,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.73 | /Parcel: 386.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	45150
GIS Ref	
GIS Ref	
Insp Date	10/22/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0001-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	479,700	900	11,679.	539,300	1,019,900	1,019,900	Year End Roll	12/18/2019
2019	101	FV	372,900	900	11,679.	539,300	913,100	913,100	Year End Roll	1/3/2019
2018	101	FV	372,900	900	11,679.	462,200	836,000	836,000	Year End Roll	12/20/2017
2017	101	FV	372,900	900	11,679.	431,400	805,200	805,200	Year End Roll	1/3/2017
2016	101	FV	372,900	900	11,679.	369,800	743,600	743,600	Year End	1/4/2016
2015	101	FV	328,900	900	11,679.	331,300	661,100	661,100	Year End Roll	12/11/2014
2014	101	FV	328,900	900	11,679.	306,600	636,400	636,400	Year End Roll	12/16/2013
2013	101	FV	328,900	900	11,679.	292,400	622,200	622,200		12/13/2012

!6033!

PRINT

Date	Time
12/10/20	20:50:58

LAST REV

Date	Time
07/16/20	10:37:22
mmcmakin	
6033	

USER DEFINED

Prior Id # 1:	45150
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EIGHTY-TWO BEVE	1557-116	1	5/7/2020		1,150,000	No	No		
KAVLAKIAN ALEXA	1389-78		3/31/2010	Convenience	1	No	No		
KAVLAKIAN SARKI	1346-31		10/29/2007	Bankrupcy	15,000	No	No		
KAVLAKIAN SARKI	1315-98		2/15/2006	Family	100	No	No		
	954-64		2/1/1982		132,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
10/22/2018	TTL REFUSAL	BS	Barbara S
5/28/2009	Measured	189	PATRIOT
4/20/2000	Inspected	243	PATRIOT
11/2/1999	Mailer Sent		
10/15/1999	Measured	263	PATRIOT
10/13/1999	Measured	263	PATRIOT
7/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11679		Sq. Ft.	Site		0	70.	0.66	4									539,259						539,300	

Total AC/HA:	0.26811	Total SF/SM:	11679	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	539,259	Spl Credit		Total:	539,300				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	19 - Texture 111	15	%
Roof Struct:	7 - Shed		
Roof Cover:	4 - Tar & Gravel		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23790598
Const Adj.:	1.02239776
Adj $ / SQ:	158.204
Other Features:	91500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589431
Depreciation:	109634
Depreciated Total:	479796

COMMENTS

BMT NOT SEEN/REFUSED.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB		

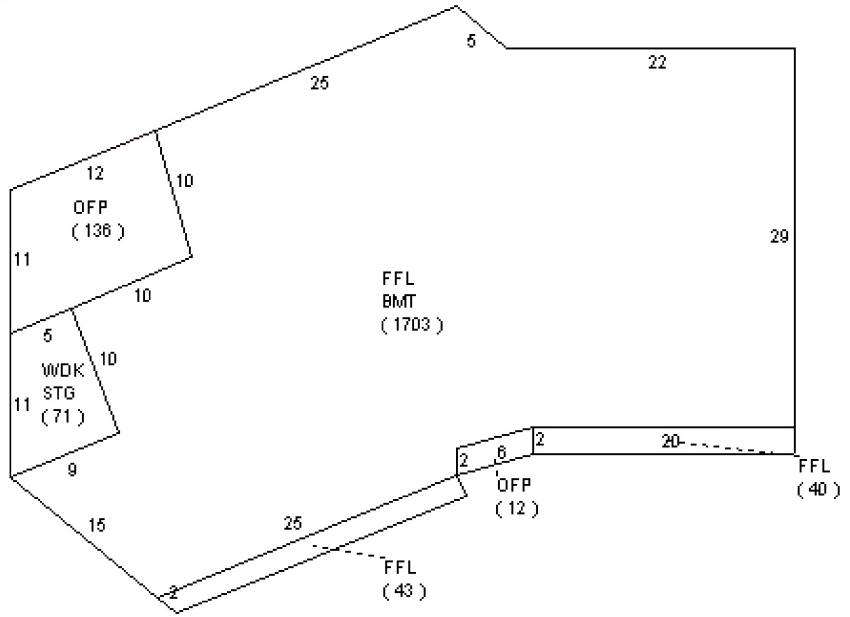
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.43
Special Features:	0	Val/Su Net:	126.96
Final Total:	479800	Val/Su SzAd	268.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,786	158.200	282,552
BMT	Basement	1,703	62.890	107,095
OFP	Open Porch	148	28.270	4,184
STG	Storage	71	9.010	640
WDK	Deck	71	16.360	1,161

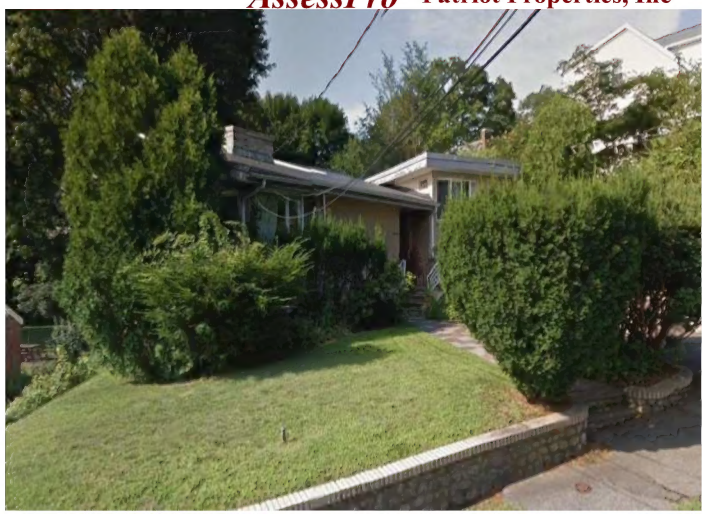
Net Sketched Area:	3,779			Total:	395,632
Size Ad	1786	Gross Are	3779	FinArea	2638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

071.0-0001-0021.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	22X24	A	AV	1960	2.96	T	40.8	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900